



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

October 15, 2004

Mr. Garth Jones
Becker Morgan Group, Inc.
738 South Governors Avenue
Dover, DE 19904

RE: PLUS 2004-09-01; The Village of Eastridge

Dear Mr. Jones:

Thank you for meeting with State agency planners on September 22, 2004 to discuss the proposed plans for the Village of Eastridge project to be located on Brenford Road between Hillyard Road (Kent Road 147) and Massey's Millpond Road (Kent Road 148) in Kent County.

According to the information received, you are seeking site plan approval to place a 240 unit residential community on 80 acres.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. The developers will also need to comply with any Federal, State and local regulations regarding this property. We also note that as Kent County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.

This office has received the following comments from State agencies:

Office of State Planning Coordination – Contact: David Edgell 739-3090

This project is located in Investment Level 3 according to the 2004 State Strategies for Policies and Spending. This site is also located in the Kent County Growth Zone. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer term future, or areas that may have environmental or other constraints to development. State investments will support growth in these areas, but please be

advised that the State may have other priorities in the near term future. Our office has no objections to the proposed development of this project in accordance with the County codes and ordinances.

State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685

There is a high probability for prehistoric and historic archaeological sites within the project area, with known sites located on the other sides of the streams bordering the project. The applicant and developer can contact the State Historic Preservation Office at 302-739-5685 if they have any questions about the potential sites. The application indicates that a federal permit or license may be needed for this project. If the federal government is involved, through issuing a permit, license or funds, the federal agency must comply with Section 106 of the National Historic Preservation Act (36 CFR 800) and consider the effects of its project on historic and cultural resources. There is a high probability for prehistoric and historic archaeological sites within the project area.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

- 1) A traffic impact study was scoped on September 16, 2004, for the subject development and Greene Hill Farm Estates, a 140-lot subdivision that Benchmark Builders proposes for the west side of Brenford Road on the remainder of this tax parcel. It is expected that this study will lead to requirements for off-site improvements. One purpose of the study is to determine those improvements.

Because neither of the projects, separately, meets DelDOT's Average Daily Traffic warrant for a traffic impact study (TIS) but together they would meet that warrant, we have reached an agreement with the developer. Briefly, DelDOT will not recommend to Kent County that they require a TIS before acting on the conditional use application or the subdivision plan for the Village of Eastridge. For their part, Benchmark Builders will have a TIS done to address both projects and will not submit Greene Hill Farm Estates to Kent County for preliminary subdivision approval or apply for construction-related permits on either project until DelDOT has approved the TIS.

- 2) Three access points are proposed, which is one more than DelDOT would normally permit for a development on any one road. Preliminarily, the northernmost access point will not be permitted.
- 3) Sight distance analyses will be required as part of the entrance plan approval process.
- 4) Brenford Road is classified as a local road and has an existing right-of-way width of 50 feet. DelDOT's policy is to require dedication of sufficient land to provide a minimum right-of-way width of 30 feet from the centerline on local roads.

- Therefore we will require right-of-way dedication to provide the additional 5 feet from this project.
- 5) The developer will be required to improve Brenford Road to meet DelDOT's standard typical section for local roads (two 11-foot lanes and two 5-foot shoulders) for the length of the site frontage.
 - 6) DelDOT will also require that a multi-modal path, located in a 15-foot wide permanent easement, be provided across the frontage of the site.
 - 7) Although part of the work may have to be done as part of the subdivision proposed across Brenford Road, the developer should also provide for pedestrian access from this development to Massey's Mill Pond. It is a popular location for fishing and would likely draw pedestrian traffic from the Village of Eastridge.
 - 8) A stub street, for a future connection to the Viridin Property, should be provided.
 - 9) There is an outparcel that fronts on Brenford Road and is surrounded by the proposed development on the other three sides. DelDOT appreciates the developer's placement of a street along the rear property line. When that parcel redevelops, DelDOT will require that it take access from that street. If the streets are not to be dedicated to public use, the plan for the project should require an easement granting that access.
 - 10) It is recommended that sidewalks be placed on both sides of the streets in this subdivision.
 - 11) If the conditional use is approved, the developer's engineer should contact the project manager for Kent County, Mr. Brad Herb of Johnson, Mirmiran & Thompson, regarding our requirements for access. Mr. Herb may be reached at (302) 266-9080.

**The Department of Natural Resources and Environmental Control – Contact:
Kevin Coyle 739-3091**

Soils

According to the Kent County soil survey, Sassafras, Mattapex, Othello, and Johnston were mapped in the immediate vicinity of the proposed construction. Sassafras is a well-drained upland soil that has few limitations for development. Mattapex is a moderately well-drained soil of low-lying uplands that has moderate limitations for development. Othello is a poorly-drained wetland associated (**hydric**) soil that has severe limitations for development. Johnston is a very poorly-drained (**hydric**) associated with floodplain wetlands.

Wetlands

Statewide Wetland Mapping Project (SWMP) maps indicate the presence of palustrine forested wetlands, palustrine scrub-shrub wetlands and palustrine emergent wetlands

The site sketch provided does not indicate the extent of wetlands on the property; however the PLUS application materials indicate that wetlands have been delineated. This delineation should be verified Corps of Engineers through the Jurisdictional Determination process. The sketch also does not indicate the presence of the unnamed stream which runs through the property, although the line labeled as the 100-year flood line may have been mislabeled.

Impacts to wetlands should be avoided and vegetated buffers of no less than 100 feet should be employed from all wetlands and waterbodies. Lots should be excluded from all wetlands and associated buffers. The developer should note that both DNREC and Army Corps of Engineers discourage allowing lot lines to contain wetlands to minimize potential cumulative impacts resulting from unauthorized and/or illegal activities and disturbances that can be caused by homeowners.

It is recommended that the clubhouse and 14 lots shown on the southwestern side of the parcel be eliminated and/or moved since it appears that some of these lots encroach into the floodplain and construction in this location will not allow employment of adequate buffers. Further, elimination of this enclave will remove the need for wetland and forest impacts due to the proposed road crossing.

If the enclave remains as part of this development plan, permits from the DNREC Division of Water Resource, Wetlands and Subaqueous Lands Section and the U.S. Army Corps of Engineers will be required for the proposed road crossing. Additional permits may be required for the proposed path, much of which is shown within the areas mapped by the State as wetlands.

To find out more about permitting requirements, the applicant is encouraged to attend a Joint Permit Process Meeting. These meetings are held monthly and are attended by federal and state resource agencies responsible for wetland permitting. Contact Denise Rawding at (302) 739-4691 to schedule a meeting.

Further, it is recommended that the Farm Services Agency of the USDA be contacted to assess whether the farmed wetlands on subject parcel meet the recognized criteria for classification as "prior converted wetlands." Prior converted wetlands are farmed wetlands that have drained or altered before December 23, 1985, and no longer meet the wetland criteria established under the 404 program. Such wetlands are considered exempt from regulatory protection provided that there is no proof of a continuous "fallow period" of five years or greater in that parcel's cropping history. Parcels converted after said date regardless of cropping history are considered jurisdictional by the Army Corps

of Engineers (ACOE). The contact person for assessing a parcel's cropping history is Sally Griffin at the USDA – she can be reached at 678-4182.

It should also be noted that this parcel contains sensitive headwater riparian wetlands associated with the Leipsic River. Headwater riparian wetlands and their associated streams are important for the protection of water quality and the maintenance/integrity of the ecological functions throughout the length of the stream, including the floodplain system downstream. Since headwater streams are a major avenue for nutrient-laden stormwater and sediment runoff, their protection deserves the highest priority. **In recognition of this concern, the Department strongly recommends that the applicant preserve, in its entirety, the existing natural forested buffer adjacent to said Leipsic River headwater tributary.**

TMDLs

Although Total Maximum Daily Loads (TMDLs) as a “pollution runoff mitigation strategy” to reduce nutrient loading have not yet been developed for most of the tributaries or subwatersheds of the Delaware Bay watershed to date, work is continuing on their development. TMDLs for the Leipsic River subwatershed, of which this parcel is part, are scheduled for completion in December 2006.

Therefore, until the specified TMDL reductions and pollution control strategies are adopted, it shall be incumbent upon the developer to employ best available technologies (BATs) and/or best management practices (BMPs) as “methodological mitigative strategies” to reduce degradative impacts associated with development.

Water Supply

Should dewatering points be needed during any phase of construction, a dewatering well construction permit must be obtained from the Water Supply Section prior to construction of the well points. In addition, a water allocation permit will be needed if the pumping rate will exceed 50,000 gallons per day at any time during operation.

All well permit applications must be prepared and signed by licensed water well contractors, and only licensed well drillers may construct the wells. Please factor in the necessary time for processing the well permit applications into the construction schedule. Dewatering well permit applications typically take approximately four weeks to process, which allows the necessary time for technical review and advertising.

Should you have any questions concerning these comments, please contact Rick Rios at 302-739-3665.

Stormwater Management

Land disturbing activities in excess of 5,000 square feet are regulated under the Delaware Sediment and Stormwater Regulations. A detailed sediment and stormwater management plan must be reviewed and approved by the Kent Conservation District prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.) taking place. The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the Kent Conservation District. Construction inspection fees based on developed area and stormwater facility maintenance inspection fees based on the number of stormwater facilities are due prior to the start of construction. Please refer to the fee schedule for those amounts.

The following notes must appear on the record plan:

- The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
- The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
- A clear statement of defined maintenance responsibility for stormwater management facilities must be provided on the Record Plan.

Ease of maintenance must be considered as a site design component and a maintenance set aside area for disposal of sediments removed from the basins during the course of regular maintenance must be shown on the Record Plan for the subdivision.

All drainage ways and storm drains should be contained within drainage easements and clearly shown on the plan to be recorded by Kent County.

A soils investigation supporting the stormwater management facility design is required to determine impacts of the seasonal high groundwater level and soils for any basin design.

From the USGS Topography Map, it appears that steep erodeable slopes are present around the perimeter of the site bordering the Leipsic River. Care should be taken to avoid disturbance in these areas.

The preferred methods of stormwater management are those practices that maximize the use of the natural features of a site, promote recharge and minimize the reliance on structural components. The designer is encouraged to consider the conservation design approach and limit the amount of tree clearing required for the development of the site including the stormwater management facilities shown in the wooded areas.

It is recommended that the stormwater management areas be incorporated into the overall landscape plan to enhance water quality and to make the stormwater facility an attractive community amenity.

A letter of no objection to recordation will be provided once the detailed Sediment and Stormwater Management plan has been approved.

Proper drainage of developed lots and active open space should be considered in the development of the grading plan for this subdivision.

Based on the site characteristics, a pre-application meeting is suggested to discuss stormwater management and drainage for this site.

Drainage

The Drainage Section recommends that the existing ditches and streams on this property be evaluated for function and if needed cleaned with minimal impact to the wooded floodplain prior to selling of lots. The Drainage Section requests that any area designated as a drainage/utility easement be open space and not owned by the individual landowners. Structures, decks, buildings, sheds, kennels, fences, or trees should not be placed within the drainage easement to allow for maintenance. The Drainage Section further requests that all precautions be taken to ensure the project does not hinder any off site drainage upstream of the project or create any off site drainage problems downstream by the release of on site storm water.

Floodplains

Kent County's Subdivision regulations prohibit the subdividing of land within the floodplain. This project appears to encroach within the floodplain. FEMA requires a detailed flood study to be performed by the applicant if the development proposal is greater than 5 acres or 50 lots, and the floodplain has not been studied in detail by FEMA.

Rare/Threatened/Endangered Species

A portion of this parcel is within the protection zones of an active Bald Eagle nest site. Bald eagle nesting areas retain protection under the federal Endangered Species Act. All habitat within 750 feet of the nest is protected; no activity is permitted within this zone at any time of the year. Any work proposed within a secondary protection zone, defined as the area between 750 feet and 1,320 feet from the nest, will be under time-of-year restriction; no activity is permitted within this zone from 15 December to 1 July. Because the Bald Eagle is a federally listed species, you or your client will need to contact the U.S. Fish and Wildlife Service (USFWS), as any decisions on federally listed species are ultimately their jurisdiction. Please contact Craig Koppie, USFWS Endangered Species Biologist, at (410) 573-4534.

Forests

The forest on this parcel connects two State Fish and Wildlife areas: Massey's Millpond and Garrisons Lake. The forest provides important riparian habitat, and wildlife connectors and water quality benefits. Therefore, the developer is strongly encouraged to preserve, and where possible, enhance forested resources on site. This includes removing lot lines from forested areas to the extent possible and minimizing any clearing activities.

The forested areas on-site should be viewed as a community asset and managed appropriately.

Forested areas on-site set aside for conservation purposes should be placed into a permanent conservation easement or other binding protection mechanism. These areas should be clearly marked and delineated so that residents understand their importance and so that homeowner activities do not infringe upon these areas.

Revegetation/Landscaping

It is requested that no invasive species be used in the revegetation of disturbed areas. A list of species considered invasive in Delaware can be found on the DNHP web site, <www.dnrec.state.de.us/fw/invasive.htm>. DNREC recommends the use of native plants and their Botanist, Bill McAvoy can be contacted at (302) 653-2880 to assist you in developing a plant list.

Recreation

It is recommended that sidewalks be built fronting every residence and stub streets. A complete system of sidewalks will: 1) fulfill the recreation need for walking and biking facilities 2) provide opportunities for neighbors to interact in the community and 3) facilitate safe, convenient off-road access to neighboring communities, public mass transit stops, schools, stores, work, etc.

If a trail system is planned, we recommend that a series of stacking trail loops be designed with access points in each subdivision "pod" and connections to adjacent communities. Community trail systems with long continuous trails, perimeter-only trails, and systems with few access points, often go unused and neglected. For trail design/construction specifications, contact Susan Moerschel at (302) 739-5285.

The Division of Parks and Recreation conducted a telephone survey of Delaware residents to gather information on outdoor recreation patterns and preferences as well as other information on their landscape perception. These findings are the foundation of the 2003-2008 Statewide Comprehensive Outdoor Recreation Plan (SCORP) providing guidance for investments in needed outdoor recreation facilities. The high and moderate facility needs in Kent County are listed below. Consideration should be given to

incorporate some of these recreation opportunities into the project. For additional information about the outdoor recreation priorities, contact Bob Ehemann at 739-5285.

High priorities are Walking or Jogging Paths, Bike Paths, Swimming Pools, Picnic Areas, Playgrounds and Fishing Areas. Moderate priorities are Skate Facilities, Hiking Trails, Baseball/Softball Fields, Campgrounds, Soccer Fields, Volleyball Courts, Basketball Courts and Canoe/Kayak Access.

Air Quality

Air pollution threatens the health of human beings and other living things on our planet. While often invisible, pollutants in the air create smog and acid rain, cause cancer or other serious health effects, diminish the protective ozone layer in the upper atmosphere, and contribute to the potential for world climate change. Breathing polluted air can have numerous effects on human health, including respiratory problems, hospitalization for heart or lung disease, and even premature death. Some can also have effects on aquatic life, vegetation, and animals.

Once complete, vehicle emissions associated with this project are estimated to be 18.4 tons (36,837.5 pounds) per year of VOC (volatile organic compounds), 15.2 tons (30,499.0 pounds) per year of NO_x (nitrogen oxides), 11.3 tons (22,502.7 pounds) per year of SO₂ (sulfur dioxide), 1.0 ton (2,003.1 pounds) per year of fine particulates and 1,540.7 tons (3,081,409.6 pounds) per year of CO₂ (carbon dioxide).

Emissions from electrical power generation associated with this project are estimated to be 2.9 tons (5,888.7 pounds) per year of NO_x (nitrogen oxides), 10.2 tons (20,482.6 pounds) per year of SO₂ (sulfur dioxide) and 1,510.6 tons (3,021,177.6 pounds) per year of CO₂ (carbon dioxide).

Emissions from area sources associated with this project are estimated to be 7.4 tons (14,858.2 pounds) per year of VOC (volatile organic compounds), 0.8 ton (1,634.9 pounds) per year of NO_x (nitrogen oxides), 0.7 ton (1,356.7 pounds) per year of SO₂ (sulfur dioxide), 0.9 ton (1,750.8 pounds) per year of fine particulates and 30.1 tons (60,232.0 pounds) per year of CO₂ (carbon dioxide).

	VOC	NO _x	SO ₂	PM _{2.5}	CO ₂
Mobile	18.4	15.2	11.3	1.0	1540.7
Residential	7.4	0.8	0.7	0.9	30.1
Electrical Power		2.9	10.2		1510.6
TOTAL	25.8	18.9	22.2	1.9	3081.4

The Department of Natural Resources and Environmental Control is asking that local jurisdictions consider mitigation to help resolve this issue. Mitigation might involve

limiting large new developments to growth zones, focusing development to urban areas capable of providing mass transit services, requiring more energy efficient homes which would lessen air quality impacts, and promoting walkability and bikability within and between developments and town centers.

With that said this State notes that this proposed development is within the approved growth are for Kent County. Therefore, the State would ask that you consider the development of energy efficient homes and interconnectivity with the Town and any surrounding developments to promote walkability and bikeability.

State Fire Marshal's Office – Contact: John Rossiter 739-4394

These comments are intended for informational use only and do not constitute any type of approval from the Delaware State Fire Marshal's Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly)
- Where a water distribution system is proposed for single family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

- All structures over 10,000 Sq. Ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq.ft., 3-stories of more or over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

c. **Accessibility**

- All premises which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that

the access road to the subdivision from Brenford Road must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- If the use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.

d. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.delawarestatefiremarshal.com, technical services link, plan review, applications or brochures.

Department of Agriculture - Contact: Mark Davis 739-4811

The Farm to the north (the Virdin Farm) is in the Agricultural Preservation Program until September 27, 2006. In addition, the Foundation has received no letter of intent to dissolve the Virdin District agreement as required by law to do so. As a result the

owner/developer of this parcel is subject to the 50 foot setback and 300 foot notification zone requirements as follows:

If a proposed new subdivision borders or is near an agricultural preservation district, then the owner of the preservation district is entitled to the following use protections, quoted from the Delaware Code:

§ 910. Agricultural use protections.

(a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:

(1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:

"This property is located in the vicinity of an established Agricultural Preservation District in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities."

(2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.

(b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts shall be deemed protected actions and not subject to any claim or complaint of nuisance, including any such claims under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees. (68 Del. Laws, c. 118, § 2.)

The attached map from the Department of Agriculture shows Virdin district in orange and development site in black.

A forested buffer is required between the proposed subdivision and all adjacent properties in active agricultural use. In addition, a forest buffer should be maintained for those pre-existing residential properties and along all streams, wetlands, and river that border the proposed subdivision.

The developer should consider a diverse landscape plan that uses Delaware native tree and shrub species and encourages the "Right Tree for the Right Place" concept.

Public Service Commission - Contact: Andrea Maucher 739-4247

It has been verified that the project is in a certificated area for Tidewater Utilities as noted on your application.

Any expansion of natural gas or installation of a closed propane system must fall within Pipeline Safety guidelines. Contact: Malak Michael at (302) 739-4247.

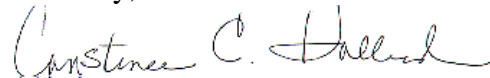
Delaware Emergency Management Agency – Contact Don Knox 659-3362

Due to the large number of residential units being proposed, a significant impact to public safety is foreseen by implementation of this project. The developer should notify the police, fire service, and emergency medical response organization serving this portion of Kent County, to keep them apprised of all development activities. Portions of this property are located in the Special Flood Hazard Area inundated by the 100-year flood. This area could also experience possible flooding from a category 2 hurricane. Routes 1 and 13 are coastal storm evacuation routes and this development will add to the traffic volume on these routes during a coastal storm event.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,



Constance C. Holland, AICP
Director

CC: Kent County

